

KETTLE FALLS CITY COUNCIL MEETING
JULY 18, 2023

CALL TO ORDER

Mayor Jesse Garrett called the meeting to order at 7:00 p.m.

ROLL CALL

Wayne Wardlow, Chris Shurrum, Jesse Garrett, John Ridlington, Dale Drake and Michael Weatherman.

STAFF

Staff - Dave Willey, Larry Kulesza, Logan Worley, Phil Adams and Raena Hallam.

Guests - Jody Emra, Nick Gourlie, Joe and Jodi Owens, Dane Warner, Bill Berrigan and Ken Hendrix.

ANNOUNCEMENTS AND MAIL RECEIVED

As there were no Announcements or Mail Received, City Council moved on to Public Comment.

PUBLIC COMMENT

As there was no Public Comment, City Council moved on to the Consent Agenda.

CONSENT AGENDA

JUNE CITY COUNCIL MINUTES FOR JUNE 6, 2023

Council Member Wayne Wardlow made a motion to approve the Consent Agenda. Council Member John Ridlington seconded the motion. Motion carried by all. Council Member Wayne Wardlow - yes, Council Member Chris Shurrum - yes, Council Member John Ridlington - yes, Council Member Dale Drake - yes and Council Member Michael Weatherman - yes.

STAFF REPORTS

FIRE DEPARTMENT

Fire Chief Phil Adams reported the department responded to 10 runs including two assist calls. One in Arden and one across the river. They also responded to the Pingston Creek area fire which was caused by negligence resulting in 30 acres burned including a house.

PUBLIC WORKS

Public Works Superintendent Dave Willey reported the chip seal project is moving forward. The City's cost for the project was \$16,000 and is now \$6,000.

PLANNING COMMISSION

Planning Commission Chair Jody Emra reported the Planning Commission's focus is on the final review of the Housing Action Plan. The Commission voted and decided to forward it to the City Council for their approval.

Council Member Dale Drake asked what it is she approved of in the Housing Action Plan.

Planning Commission Chair Jody Emra stated the changes that were proposed all along and removal of some of the strategies, changed the document quite a bit from its original proposal. The Planning Commission came up with what they think is an appropriate Housing Action Plan. It was not a unanimous vote.

Council Member Dale Drake stated he heard none of the proposals in the Housing Action Plan are enforceable, is that correct?

Planning Commissioner Jody Emra responded sort of, it's an outline with suggestions based on research from SCJ Alliance. These ideas are to keep the Planning Commission moving forward and make the Commission aware of what the issues are and what others are doing. It helps them be proactive instead of reactive.

Planning Commissioner Jody Emra stated the Planning Commission was careful to give only suggestions and didn't want to lock the City into anything.

Council Member Dale Drake stated WA State Department of Commerce paid \$75,000 to SCJ Alliance for an outline that we may or may not use.

Planning Commission Chair Jody Emra stated the Planning Commission will use it to apply for grants and things and will refer to the Housing Action Plan. It keeps us up to date.

Council Member Wayne Wardlow stated by saying "keeping us up to date" don't you really mean conforming to RCW 36.70A.600 which passed in April 2019. The Housing Action Plan is a carbon copy

of the RCW which doesn't apply to cities under 45,000 population.

Council Member Wayne Wardlow asked when you talk about future grants can you name one single grant that builds a house? Or pours an ounce of concrete? That's interesting neither could the WA State Department of Commerce, nor could I find any in my research. The only grant coming available is a \$225,000 grant somewhere between 2025 and 2027 that will help us update our Comprehensive Plan. It gets us no closer to having a dwelling for people that need housing to live in. For \$200,000 we could actually build a couple of them.

Planning Assistant Larry Kulesza stated the Planning Commission also discussed the update of the Shoreline Master Program which was last updated in 2019 by Stevens County. It appears to be only modifications required by the State.

Planning Assistant Larry Kulesza stated in response to Mr. Hendrix's question regarding as to what the growth model was SCJ Alliance used in developing the Housing Action Plan. SCJ Alliance explained nothing changed from the Comp Plan.

Planning Assistant Larry Kulesza stated he voted against the Housing Action Plan, but seconded the motion to bring it to City Council. With all the Housing Action Plan inadequacies the City Council does have to consider the financial consequences of not approving.

COMMITTEE REPORTS

KETTLE FALLS SWIMMING POOL

Council Member John Ridlington stated WA State Department of Health issued a building permit for the new pool. They are planning to pour concrete this week.

NEW BUSINESS

RESOLUTION NO. 23-03 A RESOLUTION OF THE CITY OF KETTLE FALLS ADOPTING THE HOUSING ACTION PLAN AS A GUIDE FOR RECOMMENDED ACTIONS IN RESPONSE TO THE CITY COMPREHENSIVE PLAN AND IN CONFORMANCE WITH THE WASHINGTON STATE GROWTH MANAGEMENT ACT.

Mayor Jesse Garrett explained he changed the adoption of the Housing Action Plan from an ordinance to a resolution. He also reminded the City Council it is not a mandate. It is a plan that can be used when needed. The Comprehensive Plan is still

the primary management tool based on projected population growth.

Council Member John Ridlington reviewed the resolution and pointed out it refers to the Housing Action Plan as a guide and recommendations. Each strategy requires its own separate public process.

Council Member Wayne Wardlow asked if every penny of that \$75,000 was spent on SCJ Alliance? How much money did the city see?

Council Member Wayne Wardlow stated we only got a document. We talk about a number of things in this plan including minimum house sizes. We already have minimum house sizes. We can already do a number of things in this plan and most of these things don't apply to us anyway.

Council Member Wayne Wardlow referred to Mayor Garrett's question to Governor Enslee "what did he actually have for small cities" and the Governor replied accessory dwelling units.

Council Member Wayne Wardlow stated for \$75,000 we have a document that doesn't apply to us nor show all the time and effort spent to develop it. On page 3 housing issues identified include the lack of code enforcement has resulted in deteriorating properties in the City. Since he became a City Council Member, he has been fighting to have the deteriorating properties addressed. We didn't need a \$75,000 document to tell us that, if that is the main thing hurting our housing needs why haven't we done anything about it.

Council Member Wayne Wardlow further explained if we are going to pass this prissy document that does absolutely nothing for us. It doesn't show us any possible results in the future and means nothing. Can't we work on code enforcement and improve our city now? We need affordable housing we need 750 to 800 sq foot homes. That would be suitable. Nothing shows us one dime to accomplish this. Nor is there any money available for future developers.

Council Member Wayne Wardlow stated he insists an ordinance come with the Housing Action Plan that states we have to enforce the nuisance ordinance.

Council Member Dale Drake stated the City was told if the City doesn't pass the Housing Action Plan we would have to pay back

the \$75,000. To me that's blackmail. If someone doesn't do a satisfactory job, are you going to pay them.

City Attorney Logan Worley stated its probably language in the grant agreement.

Clerk/Treasurer Raena Hallam stated it is a reimbursement grant. Council Member Dale Drake stated SCJ Alliance didn't fulfill their part, it's a cookie cutter plan for the other towns and just changed a couple names and pictures. They haven't done anything for the \$75,000.

Council Member Wayne Wardlow stated if it's a reimbursement grant, we have already paid the \$75,000 and we are just hoping we get the money back.

Clerk/Treasurer Raena Hallam explained it is a reimbursement grant which is the most common type of grant. This grant is based on deliverables. Example being the survey, the housing assessment. All the deliverables have been met except for final adoption of the Housing Action Plan.

Clerk/Treasurer Raena Hallam referred to an email sent to Council Member Wayne Wardlow earlier in the day that discussed possible grants available. Raena read a portion of the email (list of grants) from SCJ Alliance Planner Alicia Ayers:

[Consolidated Homeless Grant](#) - provides resources to fund homeless crisis response systems to support communities in ending homelessness

[Single Family Housing Repair Loans & Grants](#) - provides loans to very-low-income homeowners to repair, improve or modernize their homes or grants to elderly very-low-income homeowners to remove health and safety hazards.

[Emergency Solutions Grant](#) - utilizes federal funds to support communities in providing street outreach, emergency shelter, rental assistance, and related services. This program provides resources for adults and families with children experiencing or at risk of homelessness.

[HOME Rental Development Program](#) - used to preserve and create affordable housing for low-income households

[Community Development Block Grant Program](#) - program improves the economic, social, and physical environment of eligible, rural cities and counties to enhance the quality of life for low- and moderate-income residents, thereby strengthening the entire community

[Washington Homeowner Assistance Fund](#) - Washington HAF connects you with a housing counselor who provides free and confidential support and can assist you with many options to prevent foreclosure.

Other grants we discussed over the phone include:

[Connecting Housing to Infrastructure Program \(CHIP\)](#) - fund utility improvements for affordable housing

[Comprehensive Plan – Periodic Update Grants](#) - historic investment in Growth Management Act planning during the 2022 Legislative Session and have continued that into the 2023-2025 fiscal biennium. As a result, we expect to provide grant funding to all counties, and cities within those counties, in advance of their upcoming comprehensive plan and development regulation “periodic updates,” required under [RCW 36.70A.130\(5\)](#).

Fully Planning

Counties with 100,000 population and over:	\$700,000
Counties under 100,000 population:	\$350,000
Cities with 100,000 population and over:	\$325,000
Cities with 50,000 to 99,999 population:	\$175,000
Cities with 3,000 to 49,999 population:	\$125,000
Cities under 3,000 population:	\$100,000(Kettle Falls)

Clerk/Treasurer Raena Hallam stated she doesn't know which grants build houses or pour concrete, but these are grants available.

Council Member Wayne Wardlow stated he doesn't wait every second for his email. He stated Alicia Ayers talks about things they discussed in that email that they did not discuss.

Clerk/Treasurer Raena Hallam stated she wasn't part of their discussion.

Council Member Wayne Wardlow asked if Raena was calling him a liar.

Clerk/Treasurer Raena Hallam stated she was not calling him a liar and wasn't part of the discussion. Raena explained she is reading an email that was sent earlier today.

Council Member Dale Drake stated the City is trying to cram this down our throats and he didn't get this until noon yesterday. How are we supposed to get this done, why are you and the Mayor pushing us to adopt this? What are you benefiting from?

Mayor Garrett stated Council Member Dale Drake has had the Housing Action Plan for more than a day. He explained the only changes to the document are the changes made at the last Planning Commission meeting. Mayor Garrett stated the Housing Action Plan has been in front of the City Council as long as the Planning Commission. He doesn't see any proposals from the City Council. He again pointed out it has been changed from an ordinance to a Resolution.

Mayor Garrett read the definitions of an Ordinance and Resolution:

Ordinance. A law or statute enacted by a city, town or county.

Resolution. An act that is typically less formal than an ordinance, expressing the opinion or mind of the legislative body, and generally dealing with matters of a special or temporary character.

Mayor Jesse Garrett stated the Planning Commission is working on Title 17 zoning codes which are a part of the Housing Action Plan strategies. They removed references to tiny homes.

Council Member John Ridlington made a motion to adopt Resolution 23-03 a Resolution of the City of Kettle Falls Adopting the Housing Action Plan as a Guide for recommended Actions in Response to the City Comprehensive Plan and in Conformance with the Washington State Growth Management Act. Council Member Chris Shurrun seconded the motion.

Council Member Wayne Wardlow stated he looked at the CDBG Block Grant which closed in June. He stated it is the only one he has had time to look at.

Clerk/Treasurer Raena Hallam stated all grants have their own funding cycles. This list of grants may not be the same list next year. Some of them may be closed but the standard grants usually repeat each year.

Council Member Wayne Wardlow stated no one knows which grants are closed meaning this email doesn't amount to a hill of beans.

Mayor Jesse Garrett stated it doesn't promise anything, but there are grants out there that come and go.

Council Member Wayne Wardlow explained when the public asks what did this Housing Action Plan give us? I am going to have to say nothing other than a ton of work.

Council Member John Ridlington stated as past Mayor he recognizes nuisance properties are a tough issue. He explained the Housing Action Plan is a guide and gives the city something to work with. He further explained the Planning Commission is recommending approval and he supports their work.

Council Member Dale Drake asked if the City already paid the \$75,000 to SCJ Alliance and when did we pay them?

Clerk/Treasurer Raena Hallam stated they have been paid each month and are included in the vouchers on the City Council table to approval.

Council Member Dale Drake stated he gave the Drake property's new owner information to the Mayor long ago. He asked why there had been no effort to send a letter. He explained one of the main reasons he got on the City Council was to address nuisance properties. Council Member Wayne Wardlow makes a good point.

Mayor Jesse Garrett stated the city has tried to work with the homeowners without having to go through the nuisance process.

Mayor Garrett called to a roll call vote:

Council Member Wayne Wardlow - no, Council Member Chris Shurrum - yes, Council Member John Ridlington - yes, Council Member Dale Drake - no and Council Member Michael Weatherman - yes.

Motion carried.

RESOLUTION NO. 23-04 A RESOLUTION REVISING THE PERSONNEL POLICY FOR EMPLOYEES OF THE CITY OF KETTLE FALLS (COST OF LIVING INCREASE, VACATION, HOLIDAY)

Council Member Wayne Wardlow made a motion to Adopt Resolution No. 23-04. Council Member Michael Weatherman seconded the motion. Motion carried by all. Council Member Wayne Wardlow - yes, Council Member Chris Shurrum - yes, Council Member John Ridlington - yes, Council Member Dale Drake - yes and Council Member Michael Weatherman - yes.

OLD BUSINESS**ARPA FUNDS - SCADA SYSTEM AND PLC REPLACEMENT**

Public Works Superintendent Dave Willey explained a lot of the ARPA Funds were used to repair the wells this year. Basically, there is not enough to switch to radio read water meters. He would like to use \$55,000 from the ARPA Funds for SCADA System upgrades and PLC Replacement to assist with on-call notifications. It would be a very beneficial improvement and would be maintained by the same company.

Council Member Wayne Wardlow moved to approve the expenditure of ARPA Funds for SCADA System and PLC Replacement. Council Member Michael Weatherman seconded the motion. Motion carried by all. Council Member Wayne Wardlow - yes, Council Member Chris Shurrum - yes, Council Member John Ridlington - yes, Council Member Dale Drake - yes and Council Member Michael Weatherman - yes.

PUBLIC COMMENT**WATER HOOKUP - DANE WARNER**

Mr. Dane Warner explained he received a letter notifying him of the moratorium on water hookups. He thought it was for his property east of the City and not his property located on Sunset Way. He thought since the water line goes through the Sunset Way property; he would be able to still get water. He would like to move forward with developing the property but now water is not available.

Mayor Garrett explained there is a moratorium on water. The moratorium is waiting on the results of a water rate study. The data has been collected but it is still being analyzed. His concern of lifting the moratorium for one means lifting it for others also.

Mayor Garrett stated once the rate study results are received then the City Council can consider lifting the moratorium.

EQUIPMENT REPLACEMENT - GRANTS

Mr. Bill Berrigan stated when he worked for the Forest Service, they had a revolving fund to replace old equipment. It worked very well.

Mr. Berrigan expressed concern about applying for grants. He warned City Council to be very careful because there are always strings attached.

PARK EQUIPMENT

Mrs. Jody Emra stated she has noticed a need at the city playgrounds for younger kids. She would like to see if there are grants for playground equipment for very young children.

ADJOURNMENT

Mayor Jesse Garrett adjourned the meeting at 8:34 p.m.

Approved:

Jesse Garrett, Mayor

Attest: _____
Raena L. Hallam, Clerk/Treasurer